



AGENDA OF THE CITY COUNCIL AND THE COUNCIL SITTING AS THE REDEVELOPMENT AGENCY

CITY COUNCIL/RDA MEETING
Council Chamber in City Administrative Services Building
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

WEDNESDAY, FEBRUARY 12, 2003
Study Session - 3:00 p.m.
Regular Meeting - 7:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the City Clerk at 770-0322 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

3:00 P.M. - Study Session

1. Auto Dealer Reader Board Report.
2. Discussion Regarding Possible Establishment of Electric Power Production Facility in Cathedral City.
3. Receive Rosenow Spevacek Group, Inc. Report Regarding Downtown Redevelopment Project Market/Development Feasibility Analysis.
4. Mid-Year Budget Review.
5. Councilmember Reports of Committee Meetings.
6. Review of February 12, 2003, City Council/Redevelopment Agency Agendas.
7. City Council/Staff Reports and Inquiries of New or Ongoing Projects.
8. Closed Session Urgency Items.

6:00 P.M. - CLOSED SESSION AGENDA:

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)(1). Number of Potential Cases is 3.
 2. A) Property Location: 32210 Monte Vista Road, Cathedral City
Negotiating Parties:
Redevelopment Agency and Luz E. Navarro
Property Owners: Luz E. Navarro

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Property Under Negotiation: Disposition of

B) Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005, 687-221-002, 687-223-002, 687-223-014, 687-223-016, 687-223-017, 687-223-018, 687-224-002, 687-224-004, 687-224-013, 687-224-012, 687-225-004, 687-225-006, 687-225-007, 687-225-008, 687-225-016, 687-225-018, 687-225-019, 687-225-020, 687-225-021, 687-226-001, 687-226-002, 687-226-007 and 674-500-036.

Negotiating Parties: Redevelopment Agency and BCN Developments, LLC

Property Owners: Martin Sousa, et al, Francine Dickson, et al, Antonio Escobar, et al, Ayda Isikli, Jorge & Maria Sanchez, Ascencion & Gloria Lara, Danroy Corporation, Bobby Doremus, Karol Markley, Sam & Vikki Stickles, Joe Vasquez Martinez, Antonio & Eva Escobar, Ezequiel Escobar, et al., Victor P. Butte, Earl Adams, Leslie Adams and Jeremiah Chiofolo.

C) Property Location: North Side of East Palm Canyon Drive, West of Monty Hall

Negotiating Parties:

Redevelopment Agency & Palm Canyon Partners

Property Owner:

Redevelopment Agency

Under Negotiation: Real Property

Negotiations

D) Property Location: East of the East Cathedral Canyon Storm Channel in Designated Open Space Area. APN Nos. 686-310-006; 686-232-034; 686-270-004 and -006; and 686-260-014; 687-490-001, -003 and -004; and 687-241-056

Negotiating Parties:

Redevelopment Agency & Desert Cove Golf Resorts

Property Owner: City of

Cathedral City and Redevelopment Agency

Under Negotiation: Disposition of

Property

E) Property Location: East of Date Palm Drive, North of I-10 Freeway. APN #'s 670-020-010 and -012

Negotiating Parties: City of

Cathedral City and General Electric Power Systems

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- Property Owner: City of
Cathedral City
Under Negotiation: Disposition of
Property
F) Property Location: East of Monty Hall,
South of Buddy Rogers, North of Officer David
Vasquez and West of date Palm Drive
Negotiating Parties:
Redevelopment Agency & Palm Canyon
Partners, Mary Wright, Jim Warner and North
American Cinemas, Inc.
Property Owner: Palm Canyon
Partners
Under Negotiation: Lease of
Theater 10 Located Within Mary Pickford Theater
G) Property Location: East of Cathedral Canyon, North of East Palm
Canyon, West of Monty Hall
Negotiating Parties: 1)
Redevelopment Agency & Eveleen Farzaneh
2) Redevelopment Agency and Paul Woods
Property Owner:
Redevelopment Agency
Under Negotiation: Lease of
Building Space
3. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION
pursuant to Government Code Section 54956.9, Subd. (k).
Case Name: Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral
City Police Officers Association vs. Cathedral City; Cathedral City
Police Department; Stan Henry, Chief of Police; John Holcomb,
Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield, Dispatch
Supervisor, et al.
Case No.: United States District Court, Central District of
California Case No. EDCV 02-965
4. PERSONNEL MATTER pursuant to Government Code Section 54957.
Issue for Discussion: Cathedral City Police Officers'
Association (CCPOA)
5. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION
pursuant to Government Code Section 54956.9, Subd. (a).
Case Name: Palm-Ford Ventures, LLC (Holiday Inn Express & Suites, Debtor)
Case No.: 01-12150-JH

PRESENTATIONS AND PROCLAMATIONS - None

MINUTES - Approval/Correction of Minutes from the City Council/RDA Board Adjourned Meetings Held on September 10, 2002; from the Special Meeting held on September 12, 2002; and the Regularly Scheduled Meeting of September 25, 2002.

7:30 P.M.
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CONSENT AGENDA

1. Receive and File Claims and Demands in the Aggregate Sum of \$5,793,788.58 for the Month of December, 2002.
2. Proposed Ordinance Amending the Transient Occupancy Tax (TOT) Provisions of the Cathedral City Municipal Code to Conform with Current State Statutory and Case Law.
3. Proposed Resolution Directing the Chief Building Official to Record, Pursuant to Ordinance No. 572, a "Notice of Sewer Connection Requirement" with the Riverside County Recorder's Office Against Each Parcel Identified in this Resolution.

PUBLIC HEARINGS:

4. Proposed Resolution Finding that the Transfer of Housing Compliance Between Cathedral City's Three Redevelopment Agency Project Areas Will Not Cause or Exacerbate Racial, Ethnic or Economic Segregation.

LEGISLATIVE ACTIONS

5. Proposed Resolution Finding and Determining the Public Interest and Necessity for Acquiring and Authorizing the condemnation of Certain Real Property Located Within the Downtown Redevelopment Project Area No. 1 and Making Finding in Support Thereof.
6. Award of a Construction Contract for East Palm Canyon Drive Pavement Rehabilitation Project to Vance Corporation in an Amount of \$217,140.50, Plus 10% Contingencies, for the Via De Anza Street and Drainage Rehabilitation Project, CIP #8687.

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7. Approval of Agreement with Mark Landon Associates to Market the Pickford Theater.
8. Approval of Agreement with North American Cinemas Regarding Marketing.
9. Approval of a Contract for Professional Services with PSOMAS for Design and Construction Project Management of the Off-Site Infrastructure Associated with the BCN Resort Hotel Redevelopment Project.
10. Approval of the City's Community Development Block Grant Funds for the Fiscal Year 2003/2004 in the Anticipated Amount of \$250,000 for the Off-Site Improvements of the Downtown Hotel/Conference Center Project and that the City Council Authorize the City Manager to Sign a Supplemental Agreement with Riverside County Economic Development Agency for the Entitlement.
11. Authorize the Executive Director to Execute a Contract with CRM TECH, in an Amount Not-To-Exceed \$14,970, to Provide

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Services in the Area of Historic Property Identification and Evaluation to Comply with Requirements of the Economic Development Administration for Approval of the \$1.4 Million Grant for Infrastructure Around the Proposed Sheraton Hotel Site.

12. Authorize Staff to Negotiate and the Executive Director to Execute a Contract with GA Design for Architectural Services Related to the Proposed Replacement Building for the Cathedral City Boxing club to be Located Immediately West of Fire Station 411 on Buddy Rogers Drive.

ADJOURNMENT:

The next regularly scheduled City Council /Redevelopment Agency Board meeting will be held on **February 26, 2003, at 3:00 p.m. for Study Session and 7:30 p.m. for Evening Session.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

Clerk

Donna M. Velotta, Deputy City

City of Cathedral City